

**DECLARATION AND POWER OF ATTORNEY**

As a below named inventor, I hereby declare that:

My residence, post office address and citizenship are as stated below next to my name.

I believe I am the original, first and sole inventor (if only one name is listed below) or an original, first and joint inventor (if plural names are listed below) of the subject matter that is claimed and for which a patent is sought on the invention entitled, METHOD OF IMPROVING GENE TARGETING USING A UBIQUITIN PROMOTER, the specification of which is attached hereto.

I hereby state that I have reviewed and understand the contents of the above identified specification, including the claims, as amended by any amendment specifically referred to in the oath or declaration.

I acknowledge the duty to disclose information of which I am aware that is material to the examination of this application in accordance with Title 37, Code of Federal Regulations, §1.56(a).

I hereby claim foreign priority benefits under Title 35, United States Code, §119 of any foreign application(s) for patent or inventor's certificate listed below and have also identified below any foreign application for patent or inventor's certificate having a filing date before that of the application on which priority is claimed:

I hereby claim the benefit under Title 35, United States Code, §120 of any United States application(s) listed below and, insofar as the subject matter of each of the claims of this application is not disclosed in the prior United States Application in the manner provided by the first paragraph of Title 35, United States Code, §112, I acknowledge the duty to disclose material information as defined in Title 37, Code of Federal Regulations, §1.56(a) that occurred between the filing date of the prior application and the national or PCT international filing date of this application:

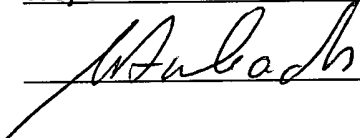
And I hereby appoint Valeta Gregg (Registration No. 35,127) with full power of substitution and revocation, to prosecute this application, to make alterations and amendments therein, to receive the patent, to transact all business in the Patent and Trademark Office connected therewith and to file any International Applications that are based thereon under the provisions of the Patent Cooperation Treaty.

Please address all communications, and direct all telephone calls, regarding this application to:

Valeta Gregg, Esq.  
Regeneron Pharmaceuticals, Inc.  
777 Old Saw Mill River Road  
Tarrytown, New York 10591  
Tel. (914-345-7400)

I hereby declare that all statements made herein of my own knowledge are true and that all statements made on information and belief are believed to be true; and further that these statements were made with the knowledge that willful false statements and the like so made are punishable by fine or imprisonment, or both, under Section 1001 of Title 18 of the United States Code and that such willful false statements may jeopardize the validity of the application or any patent issued thereon.

Inventor: Wojtek Auerbach

Signature: 

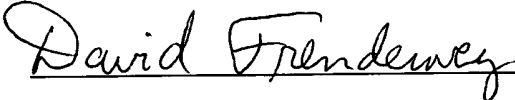
Date: 11/10/03

Citizenship: Canada

Residence: 320 South Pleasant Avenue  
Ridgewood, New Jersey 07450  
United States of America

Post Office Address: same as residence

Inventor: David Frendewey

Signature: 

Date: 11/10/2003

Citizenship: United States of America

Residence: 564 First Avenue, Apt. 22C  
New York, New York 10016  
United States of America

Att. Docket No. REG 784  
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Declaration and Power of Attorney  
Page 3

Post Office Address: same as residence

Inventor: Andrew J. Murphy

Signature: 

Date: 11/10/03

Citizenship: United States of America

Residence: 10 Newton Court  
Croton-on-Hudson, New York 10520  
United States of America

Post Office Address: same as residence

Inventor: David M. Valenzuela

Signature: 

Date: Nov, 10, 2003

Citizenship: United States of America

Residence: 529 Giordano Drive  
Yorktown Heights, New York 10598  
United States of America

Post Office Address: same as residence